



74 Hathern Road, Loughborough, LE12 9RP

£350,000

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# Brief Description

Offered available with NO UPWARD CHAIN, this delightful detached house presents an EXCEPTIONAL OPPORTUNITY for versatile living. Nestled on Hathern Road on the edge of Shepshed village, with three spacious bedrooms and the .possible use as a ground floor annexe, this home is ideal for families or those seeking multi generational living.

You are greeted by a welcoming entrance hall adorned with stylish LVT flooring. To the right, the expansive living room boasts dual aspect views, enhanced by French doors that open onto the garden. A feature fireplace with a MULTI-FUEL BURNING STOVE adds a touch of warmth and character, while ceiling spotlights and beams create an inviting atmosphere and character. The under-stairs storage provides practical convenience.

To the left of the hallway, the OPEN PLAN KITCHEN DINER is a modern marvel, featuring a range of sleek wall and base units, a built-in breakfast bar, and integrated appliances including an oven & grill, fridge freezer, and dishwasher. The continuation of LVT flooring and access to the garden and UTILITY ROOM further enhance this space. There is also a convenient and well-appointed downstairs shower room with a three-piece suite.

Off the utility/potential kitchenette, two ADDITIONAL RECEPTION ROOMS, both with French doors leading to the garden, offer flexibility for use as a reception area or additional bedroom, making it perfect for an INDEPENDANT ANNEXE.

Upstairs, the landing provides access to THREE GENEROUS DOUBLE BEDROOMS and a stylish four-piece family bathroom, complete with a bath, separate double shower unit, and MODERN FINISHES.

Outside, the PRIVATE REAR GARDEN is private, featuring a block-paved area, white Cotswold stone, and a lawn, all enclosed by a secure fence with side gate access.

A LARGE GRAVEL DRIVEWAY accommodates multiple vehicles and leads to a OVERSIZED SINGLE GARAGE equipped with light and power supply.

This BEAUTIFULLY REFURBISHED home, CLOSE TO LOCAL AMENITIES, is a must see.

£350,000



## ON THE GROUND FLOOR

Entrance Hall

Living Room 11'4" x 21'8" (3.45m x 6.60m)

Kitchen 11'3" x 9'8" (3.43m x 2.95m)

Dining Area 11'2" x 11'5" (3.40m x 3.48m)

Ground Floor Shower Room

Utility Room 7'10" x 12'2" (2.39m x 3.71m)

Annexe Living Room 7'11" x 13'4" (2.41m x 4.06m)

Annexe Bedroom 7'10" x 15'3" (2.39m x 4.65m)





#### ON THE FIRST FLOOR

Landing

Bedroom 1 11'3" x 10'8" (3.43m x 3.25m)

Bedroom 2 11'1" x 10'11" (3.38m x 3.33m)

Bedroom 3 11'6" x 9'11" (3.51m x 3.02m)

Family Bathroom 7'6" x 9'9" (2.29m x 2.97m)

#### ON THE OUTSIDE

Front Yard

Rear Garden

Driveway

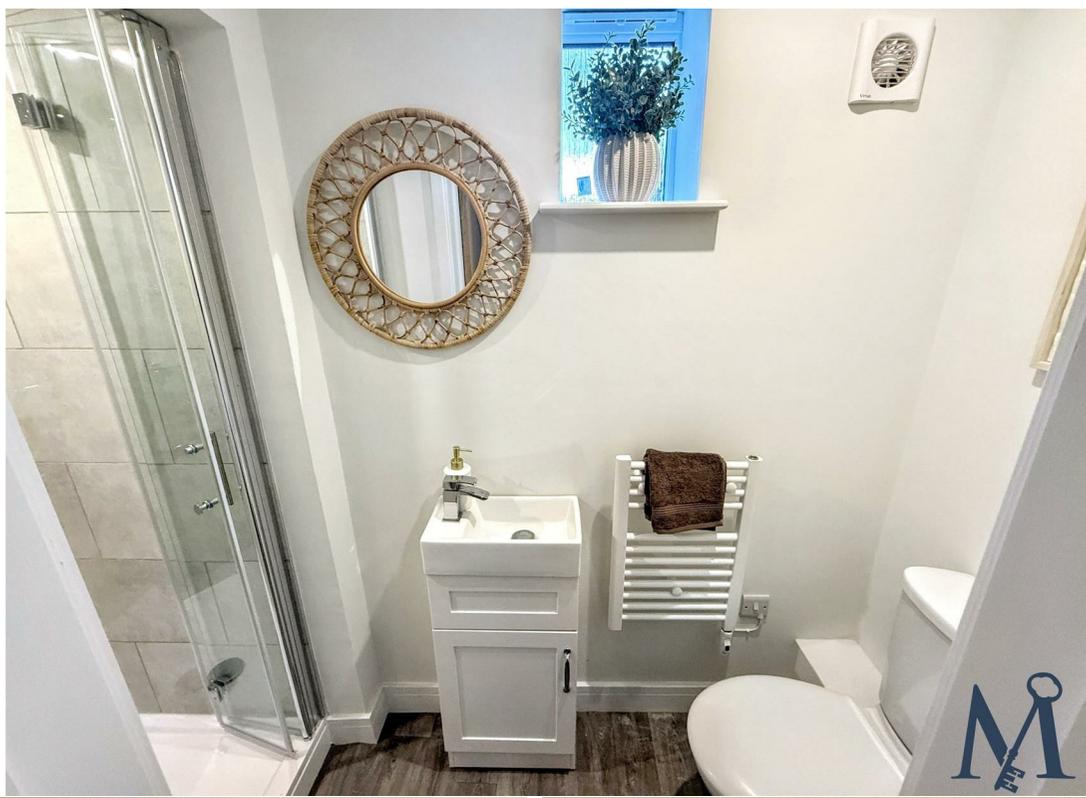
Large Single Garage 11'11" x 26'1" (3.63m x 7.95m)

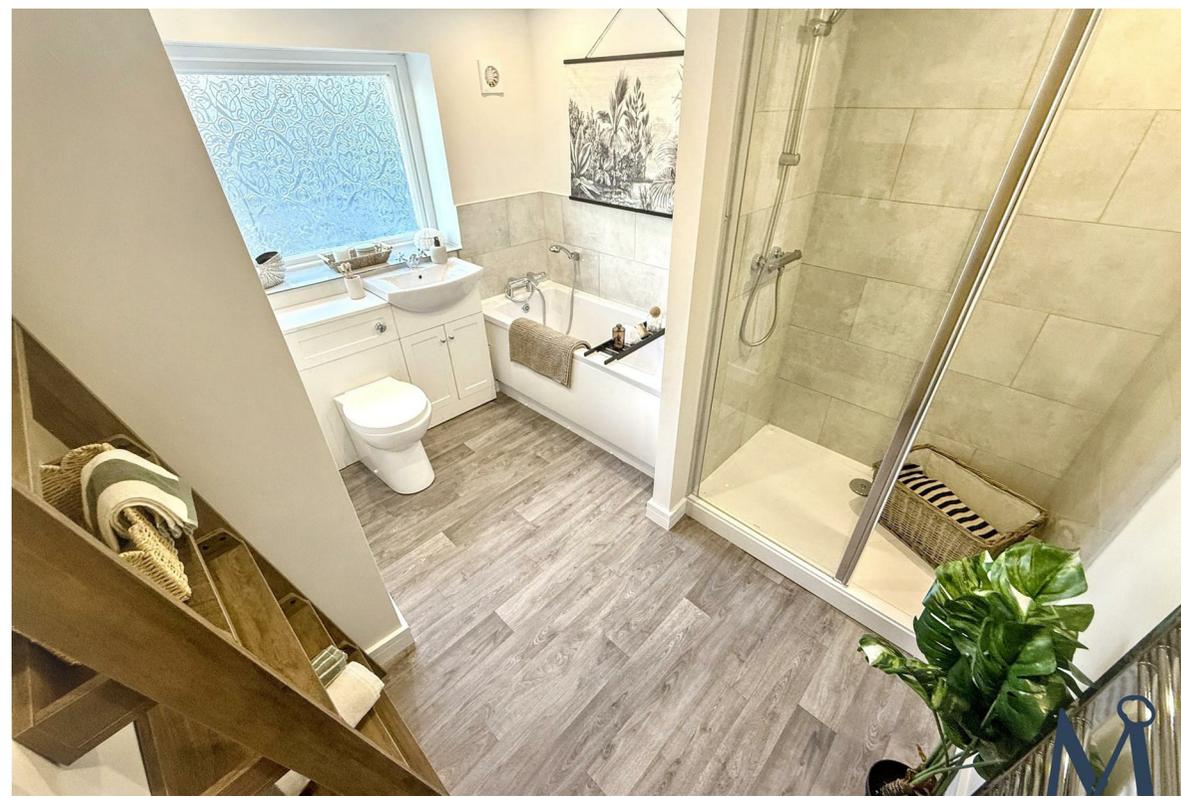
## Key Features

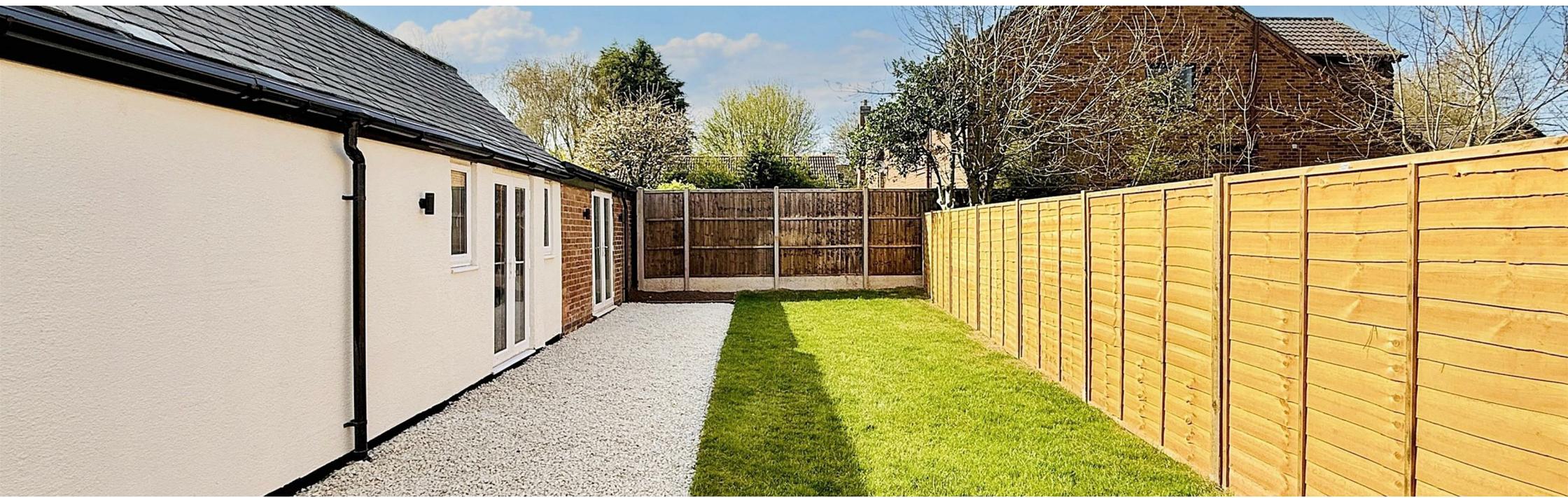
- 3/4 Bedroom Property
- Modern Open Plan Kitchen Diner
- Recently Fully Renovated Throughout
- Large Driveway And Oversized Garage
- Ground Floor Shower Room And Utility
- Potential Ground Floor Annexe
- Living Room With Log Burner
- Four Piece Family Bathroom
- Private Garden To The Rear
- Available With No Upward Chain



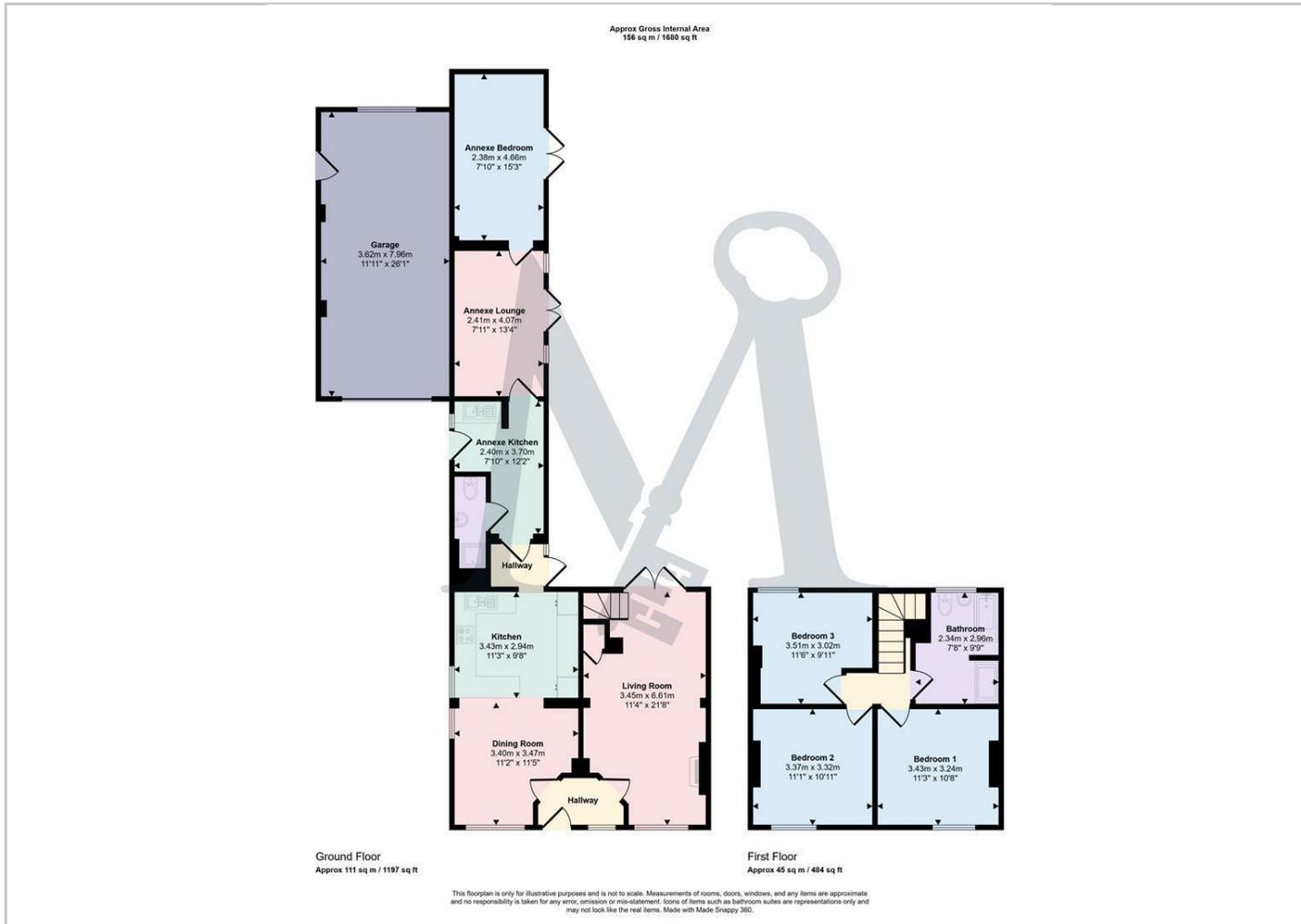




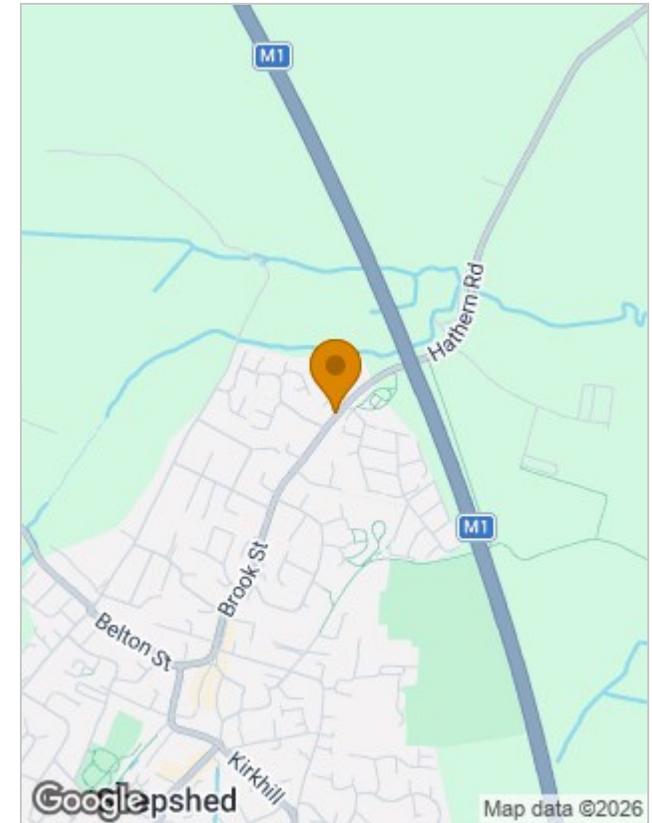




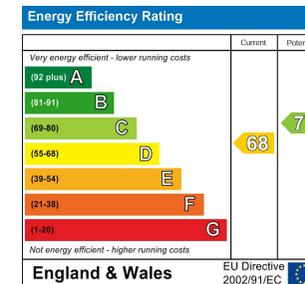
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Maynard Estates Office on 01530 682886 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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